

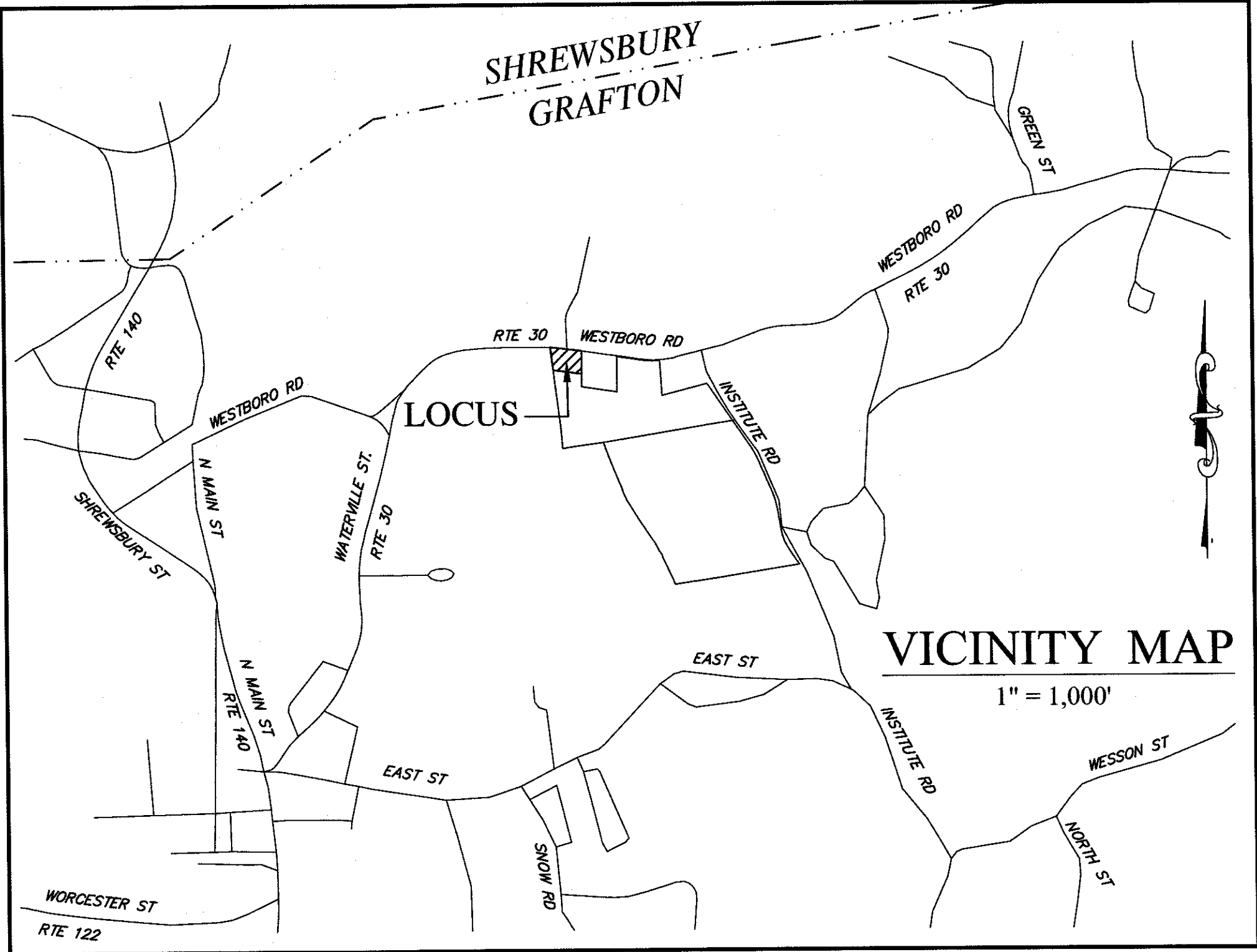
G:\3D\Franklin\W2658-1\2019 dwg\W2658 site plan town house rev1.dwg 2022-01-04 RDuff

SITE PLAN
PLAN OF LAND
AFONSO VILLAGE II
SINGLE FAMILY ATTACHED DWELLINGS
TOWN HOUSES
IN
GRAFTON, MA

INDEX

1. COVER SHEET
2. OVERALL EXISTING CONDITIONS
3. EXISTING CONDITIONS/PROPOSED LAYOUT
4. UTILITY & GRADING PLAN
5. EROSION CONTROL/ LANDSCAPING PLAN
6. PHOTOMETRIC PLAN (BY OTHERS)
7. CONSTRUCTION DETAILS
8. CONSTRUCTION DETAILS

ARCHITECTURAL DRAWINGS



WAIVER REQUEST

1. REQUEST A WAIVER FROM SECTION 12.9.2 LANDSCAPING
TO ALLOW AN EXPERIENCED IN-HOUSE SITE PLANNER TO DESIGN GENERAL LANDSCAPING PLACEMENT
WHERE A REGISTERED LANDSCAPE ARCHITECT IS REQUIRED.

NOTES

1. THIS PLAN REFERS TO THE TOWN OF GRAFTON ASSESSORS MAP 12 PORTION OF LOT 22.
2. THIS PLAN REFERS TO DEED RECORDED IN THE WORCESTER COUNTY REGISTRY OF DEEDS AS BOOK 34122 PAGE 57.
3. THIS IS NOT A RECORD PLAN. OFFSETS ARE NOT FOR THE REPRODUCTION OF PROPERTY LINES.
4. A SPECIAL FLOOD HAZARD ZONE (F.E.M.A.) IS NOT APPLICABLE. SEE COMMUNITY PANEL 25027 C0827E, DATED: JULY 4, 2011.
5. THIS SITE IS WITHIN THE GRAFTON WATER SUPPLY PROTECTION OVERLAY DISTRICT.
6. THIS SITE IS NOT LOCATED WITHIN NATURAL HERITAGE ENDANGERED SPECIES AREA.
7. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES IN THE FIELD. ANY DISCREPANCY WITH THE PLANS SHOULD BE REPORTED TO THE DESIGN ENGINEER UPON DISCOVERY.
8. ALL STRIPING AND SIGNAGE TO CONFORM TO THE LATEST EDITION OF "MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES"
9. THE ARCHITECT WILL PROVIDE PLANS AND CALCULATIONS FOR FIRE PROTECTION IF REQUIRED.
10. THE OWNER/APPLICANT SHALL LIMIT CONSTRUCTION DEBRIS AND MATERIALS ON THE SITE. IN THE EVENT THAT DEBRIS IS CARRIED ONTO THE PUBLIC WAY, THE OWNER/APPLICANT SHALL BE RESPONSIBLE FOR ALL CLEANUP OF THE ROADWAY.
11. ALL EROSION CONTROL DEVICES SHALL BE IN PLACE PRIOR TO CONSTRUCTION COMMENCEMENT.
12. SEE PLAN BY GUERRIERE AND HALNON, INC. ENTITLED ' MIXED USE DEVELOPMENT AFONSO VILLAGE' PLAN OF LAND PARCEL D IN GRAFTON , MA.' APPROVED BY THE GRAFTON PLANNING BOARD AND ENDORSED ON DECEMBER 18, 2020.

REGISTRY USE ONLY		
	DATE: _____	
	APPROVED DATE: _____ GRAFTON PLANNING BOARD	

	SIGNATURE DATE: _____ BEING A MAJORITY	

	NOTES	
<p>1. CONSTRUCTION ON THIS LOT IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.</p> <p>2. "WARNING" EXISTING UTILITY LINES INDICATED OR NOTED ON THESE DRAWINGS ARE SHOWN AS OBTAINED FROM EXISTING INFORMATION AND ARE ONLY APPROXIMATE IN LOCATION. THE CONTRACTOR SHALL TAKE CAUTION IN THESE AREAS TO AVOID DAMAGE TO EXISTING UTILITY LINES AND/OR HARM TO PERSONNEL ENGAGED IN WORKING IN THESE AREAS. CALL "DIG SAFE" 1-888-DIG-SAFE (1-888-344-7233). EXISTING LINES OTHER THAN THOSE INDICATED ON THESE DRAWINGS MAY BE ON THE SITE. THE CONTRACTOR IS WARNED TO PROCEED WITH CAUTION WITH ALL WORK, ESPECIALLY EXCAVATION WORK, AND TO MAKE ALL POSSIBLE INVESTIGATIONS AS TO POSSIBLE UNMARKED UTILITY LINES.</p>		
OWNER / APPLICANT		
D&F AFONSO BUILDERS, INC. 189 MAIN STREET MILFORD, MA 01757		
COVER SHEET		
AFONSO VILLAGE II		
SINGLE FAMILY ATTACHED DWELLINGS SITE PLAN IN GRAFTON, MA		
00/12/28/21	INITIAL SUBMITTAL	MH
ENGINEERING & LAND SURVEYING 55 WEST CENTRAL ST PH. (508) 528-3221 FRANKLIN, MA. 02038 FX. (508) 528-7921 www.gandhengineering.com		
SHEET 1 OF 8		W-2658



I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

THIS CERTIFICATION IS INTENDED TO MEET THE REQUIREMENTS OF THE REGISTRY OF DEEDS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE LAND DEPICTED HEREON.

I HEREBY CERTIFY THAT THE PROPERTY LINES DEPICTED ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

1-5-2022

PLS DATE

APPROVED DATE: _____

GRAFTON PLANNING BOARD

SIGNATURE DATE: _____

BEING A MAJORITY

NOTES

1) SEE THE FOLLOWING PLANS RECORDED AT THE WORCESTER DISTRICT REGISTRY OF DEEDS-

PLAN BOOK 938 PLAN 41 OCTOBER 2018

PLAN BOOK 812 PLAN 21 JULY 2004

2) TOTAL AREA= 684,873 SQUARE FEET (15.72 ACRES)

3) THE VERTICAL DATUM IS NAVD 1988

4) THE WETLANDS DEPICTED HEREON WERE FIELD DELINEATED BY GODDARD CONSULTING ON FEBRUARY 17, 2020 AND LOCATED BY GUERRIERE AND HALNON, INC.

0012/28/21	INITIAL SUBMITTAL	MH

OWNER:

D&F AFONSO BUILDERS, INC.

189 MAIN STREET

MILFORD, MA 01757

DEED BOOK 34122 PAGE 57

EXISTING CONDITIONS

PLAN OF LAND

WESTBORO ROAD (ROUTE 30)

AND INSTITUTE ROAD

GRAFTON, MASS.

SCALE: 1"=60'

DATE: DECEMBER 28, 2021

GRAPHIC SCALE: 1"=60'

0 50 75 100 150 200 FEET

0 5 10 15 20 30 40 50 60 METERS

Guerriere & Halnon, Inc.

ENGINEERING & LAND SURVEYING

55 WEST CENTRAL ST. PH. (508) 528-3221

FRANKLIN, MA 02038 FX. (508) 528-7921

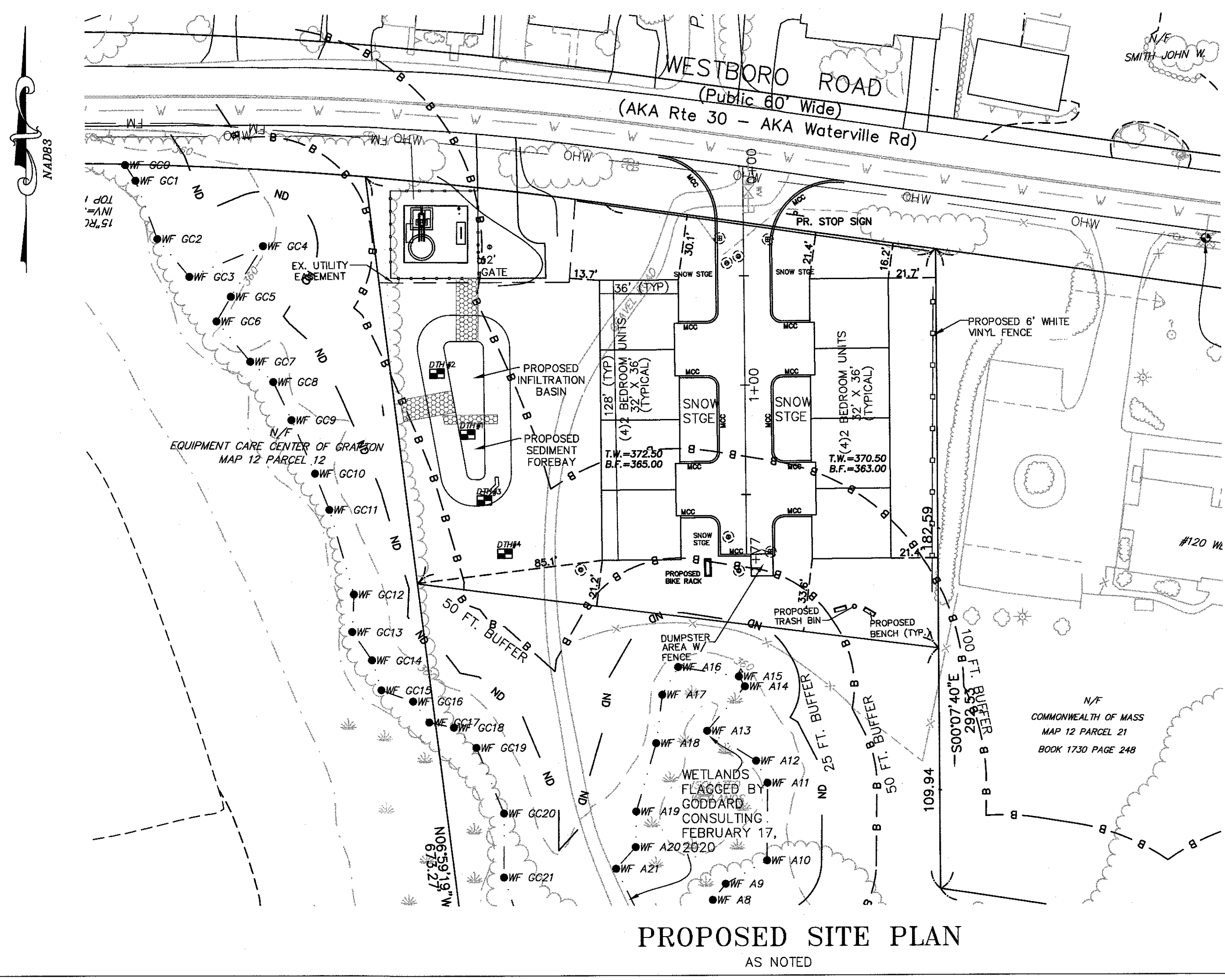
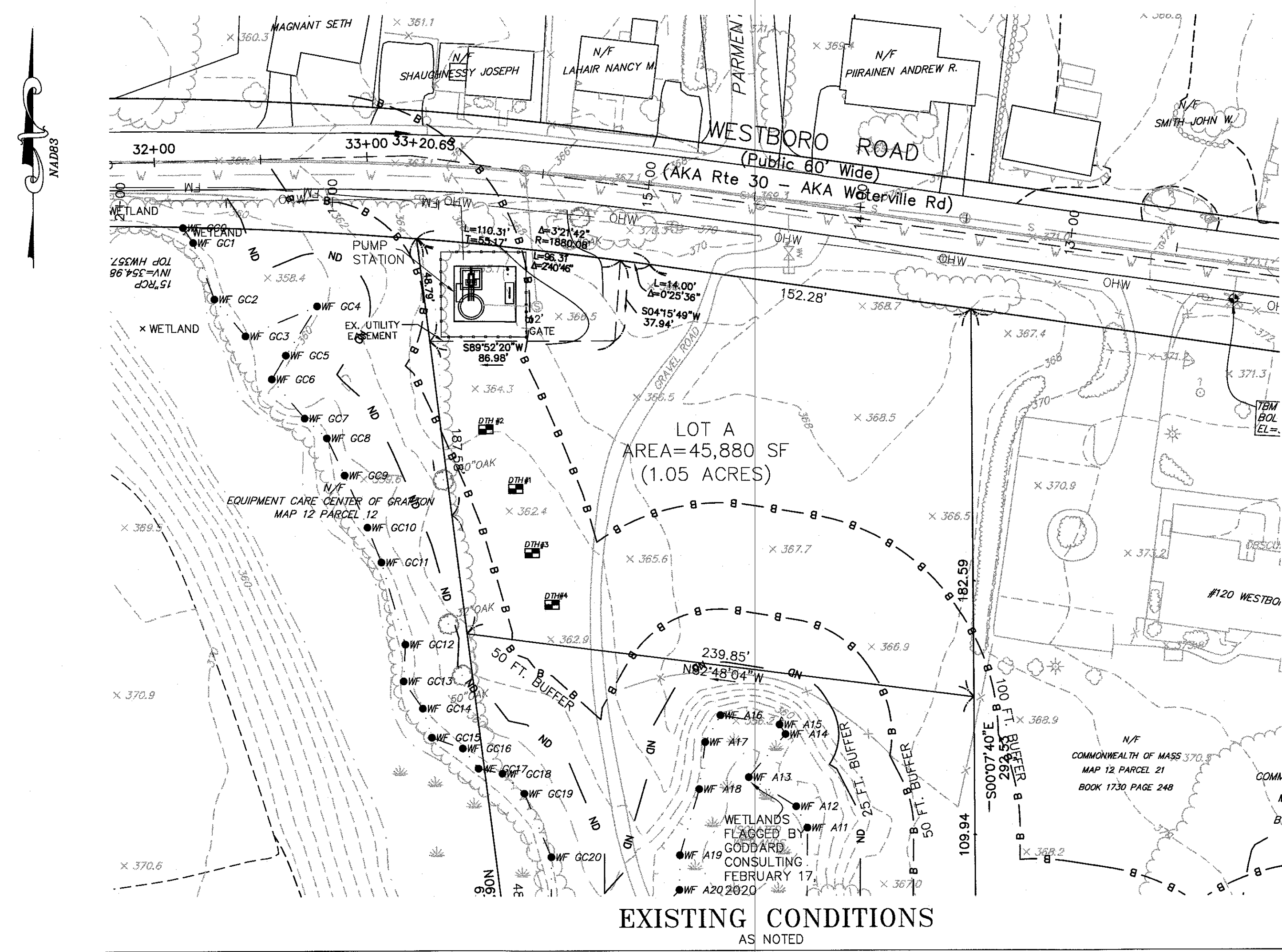
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SHEET

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W-2658-1

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TESTING INFORMATION

TESTING DATE: FEBRUARY 25, 2021 SOIL EVALUATOR: MICHAEL HASSETT

TP 1			TP 2			TP 3			TP 4		
363.15	SANDY	0"-12"	364.15	SANDY LOAM	0"-12"	363.06	FILL	0"-12"	363.38	SANDY LOAM	0"-12"
362.15	10YR3/2	A	363.15	10YR3/2	A	362.06	FILL	12"-60"	362.38	10YR3/2	A
354.65	SANDY LOAM	12"-102"		STRATIFIED SAND AND GRAVEL	12"-96"	358.06	FILL	12"-60"	358.38	SANDY LOAM	12"-60"
	10YR5/6	B/C					STRATIFIED SAND AND GRAVEL	60"-90"		10YR5/6	B
354.15	SAND AND GRAVEL	102"-108"	356.15	10YR5/4	C	355.56	10YR5/4	C	355.38	STRATIFIED SAND AND GRAVEL	60"-96"
	10YR5/4	C								10YR5/4	C
STANDING WATER @ 90"			NO MOTTLES NO REFUSAL			STANDING WATER 87"			WEEPING @ 90"		

NOTES

1) SEE THE FOLLOWING PLANS RECORDED AT THE WORCESTER DISTRICT REGISTRY OF DEEDS-

PLAN BOOK 938 PLAN 41 OCTOBER 2018
PLAN BOOK 812 PLAN 21 JULY 2004

2) TOTAL AREA= 45,880± SQUARE FEET (1.05 ACRES)

3) THE VERTICAL DATUM IS NAVD 1988

4) THE WETLANDS DEPICTED HEREON WERE FIELD DELINEATED BY GODDARD CONSULTING ON FEBRUARY 17, 2020 AND LOCATED BY GUERRIERE AND HALNOR, INC.

PARKING REQUIREMENTS

8 RESIDENTIAL TOWN HOUSES PROPOSED
2 SPACES PER UNIT REQUIRED
1 SPACES EACH PROVIDED WITHIN DRIVEWAY= 8 SPACES
1 SPACES EACH PROVIDED WITHIN GARAGE= 8 SPACES
16 PARKING SPACES REQUIRED
16 PARKING SPACES PROVIDED

IMPERVIOUS COVERAGE

TOTAL LOT AREA=45,880±SF
STRUCTURE (BUILDING FOOTPRINT) AREA= 9,024±SF. (19.7%)
IMPERVIOUS (PAVEMENT/SIDEWALK) AREA=8,556±SF. (18.6%)
TOTAL IMPERVIOUS COVERAGE = 17,580±SF. (38.3%)

ZONING REQUIREMENTS - VILLAGE MIXED USE-TRANSIT VILLAGE (VMU-TV) GENERAL RESIDENTIAL DEVELOPMENT (GRD) WATER SUPPLY PROTECTION OVERLAY DISTRICT (WSPOD)

	REQUIRED	PROPOSED
MINIMUM AREA	20,000SF.	45,880±SF.
MINIMUM FRONTAGE	80 FT.	262.59'
MINIMUM FRONT YARD	0 FT.	16.2'
MINIMUM SIDE YARD	15 FT.	21.4'
MINIMUM REAR YARD	15 FT.	22.5'
MAXIMUM BUILDING COVERAGE WITH PAVEMENT*	75%	38.3%
MAXIMUM BUILDING HEIGHT	35FT.	35'

*IMPERVIOUS COVERAGE OVER 25% OR 5,000 SF (WHICHEVER IS GREATER) MUST BE APPROVED BY THE INSPECTOR OF BUILDINGS AFTER CONSULTATION WITH THE TOWN ENGINEER AND CONSERVATION COMMISSION.

TOWN HOUSES ALLOWED:

APPROX. AREA= 45,880 (1.05 AC.±)
BY-RIGHT 8 UNITS PER ACRE= 8 UNITS

OWNER / APPLICANT

D&F AFONSO BUILDERS, INC.
189 MAIN STREET
MILFORD, MA 01757

EXISTING CONDITIONS AND PROPOSED LAYOUT

AFONSO VILLAGE II

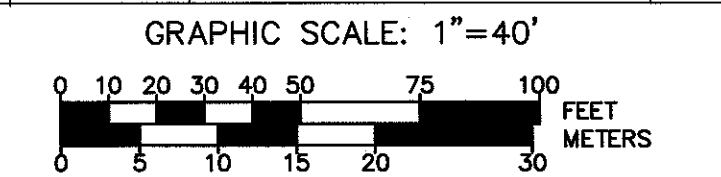
SINGLE FAMILY ATTACHED DWELLINGS

SITE PLAN

IN

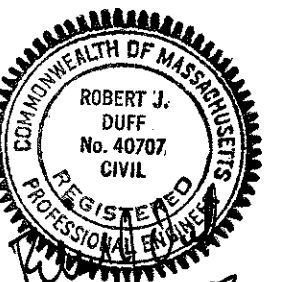
GRAFTON, MA

00/12/28/21	INITIAL SUBMITTAL	MH



Guerriere & Halnion, Inc.
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FRANKLIN, MA. 02038 FX. (508) 528-7921
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SHEET 3 OF 8 W-2658

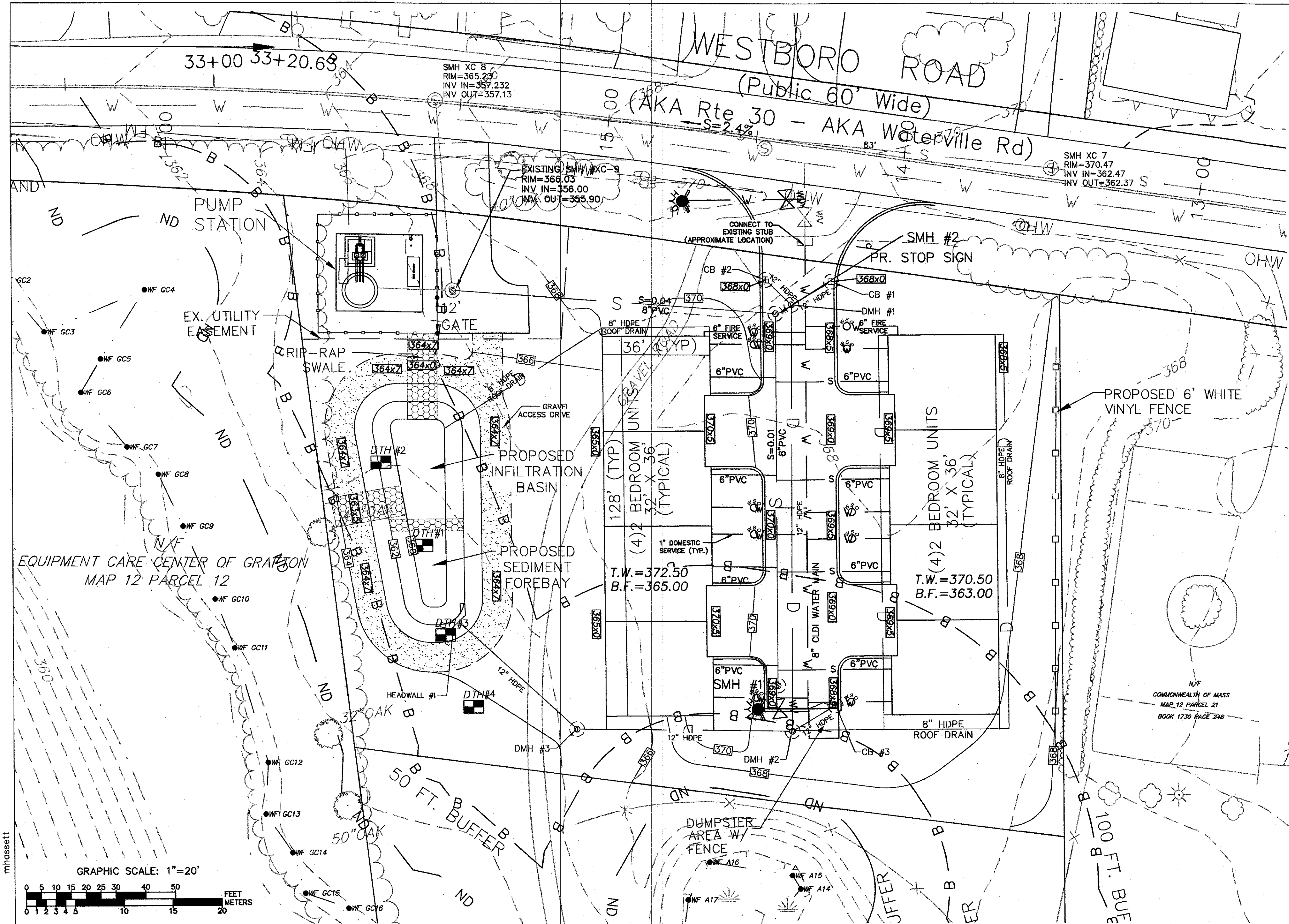


DATE: 1-5-22
APPROVED DATE: GRAFTON PLANNING BOARD

SIGNATURE DATE: BEING A MAJORITY

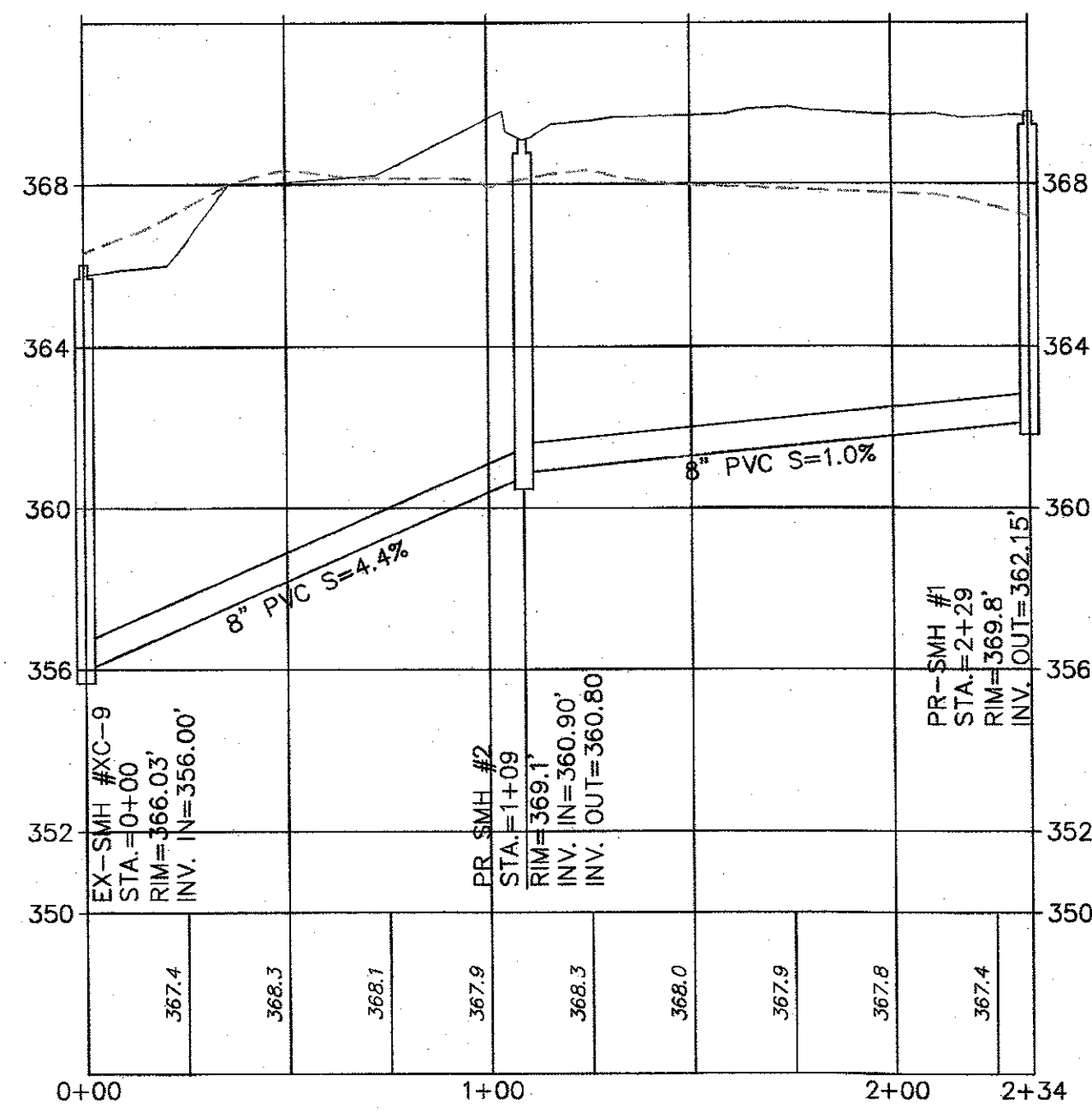
NOTE:
EASEMENTS DEPICTED HEREON SHALL BE ANNOTATED AND DOCUMENTED BY THE RECORDING OF AN 81X PLAN AT THE REGISTRY OF DEEDS UPON TOWN APPROVAL.

- NOTES
- CONSTRUCTION ON THIS LOT IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.
 - "WARNING" EXISTING UTILITY LINES INDICATED OR NOTED ON THESE DRAWINGS ARE SHOWN AS OBTAINED FROM EXISTING INFORMATION AND ARE ONLY APPROXIMATE IN LOCATION. THE CONTRACTOR SHALL TAKE CAUTION IN THESE AREAS TO AVOID DAMAGE TO EXISTING UTILITY LINES AND/OR HARM TO PERSONNEL ENGAGED IN WORKING IN THESE AREAS. CALL "DIG SAFE" 1-888-DIG-SAFE (1-888-344-7233). EXISTING LINES OTHER THAN THOSE INDICATED ON THESE DRAWINGS MAY BE ON THE SITE. THE CONTRACTOR IS WARNED TO PROCEED WITH CAUTION WITH ALL WORK, ESPECIALLY EXCAVATION WORK, AND TO MAKE ALL POSSIBLE INVESTIGATIONS AS TO POSSIBLE UNMARKED UTILITY LINES.



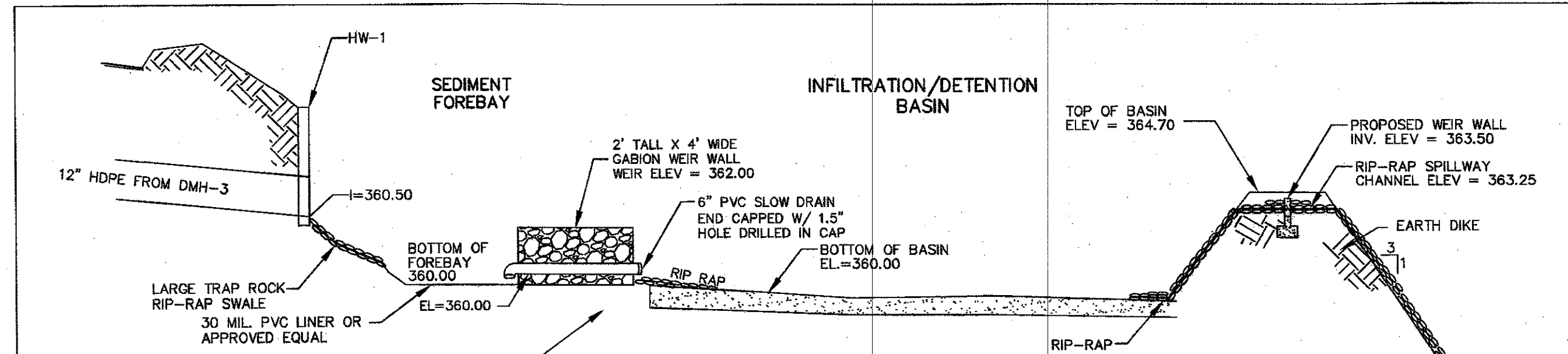
PROPOSED DRAINAGE ELEVATIONS	
STRUCTURE NAME	STRUCTURE DETAILS
CB #1	RIM = 368.00' INV. OUT (12" HDPE) = 363.66 (DMH #1)
CB #2	RIM = 368.00' INV. OUT (12" HDPE) = 363.62 (DMH #1)
CB #3	RIM = 368.50' INV. OUT (12" HDPE) = 364.01 (DMH #2)
DMH #1	RIM = 368.15' INV. IN (12" HDPE) = 363.51 (CB #1) INV. IN (12" HDPE) = 363.51 (CB #2) INV. OUT (12" HDPE) = 363.41 (DMH #2)
DMH #2	RIM = 369.50' INV. IN (12" HDPE) = 363.79 (CB #3) INV. IN (12" HDPE) = 361.97 (DMH #1) INV. OUT (12" HDPE) = 361.87 (DMH #3)
DMH #3	RIM = 364.75' INV. IN (12" HDPE) = 361.15 (DMH #2) INV. OUT (12" HDPE) = 361.05 (HEADWALL #1)
HEADWALL #1	RIM = 362.05' INV. IN (12" HDPE) = 360.50 (DMH #3)

PROPOSED SEWER ELEVATIONS	
STRUCTURE NAME	STRUCTURE DETAILS
EX SMH #XC-9	RIM = 366.03' INV. IN (8" PVC) = 356.00 (PR SMH #2)
PR SMH #1	RIM = 369.80' INV. OUT (8" PVC) = 362.15 (PR SMH #2)
PR SMH #2	RIM = 369.10' INV. IN (8" PVC) = 360.90 (PR SMH #1) INV. OUT (8" PVC) = 360.80 (EX SMH #XC-9)



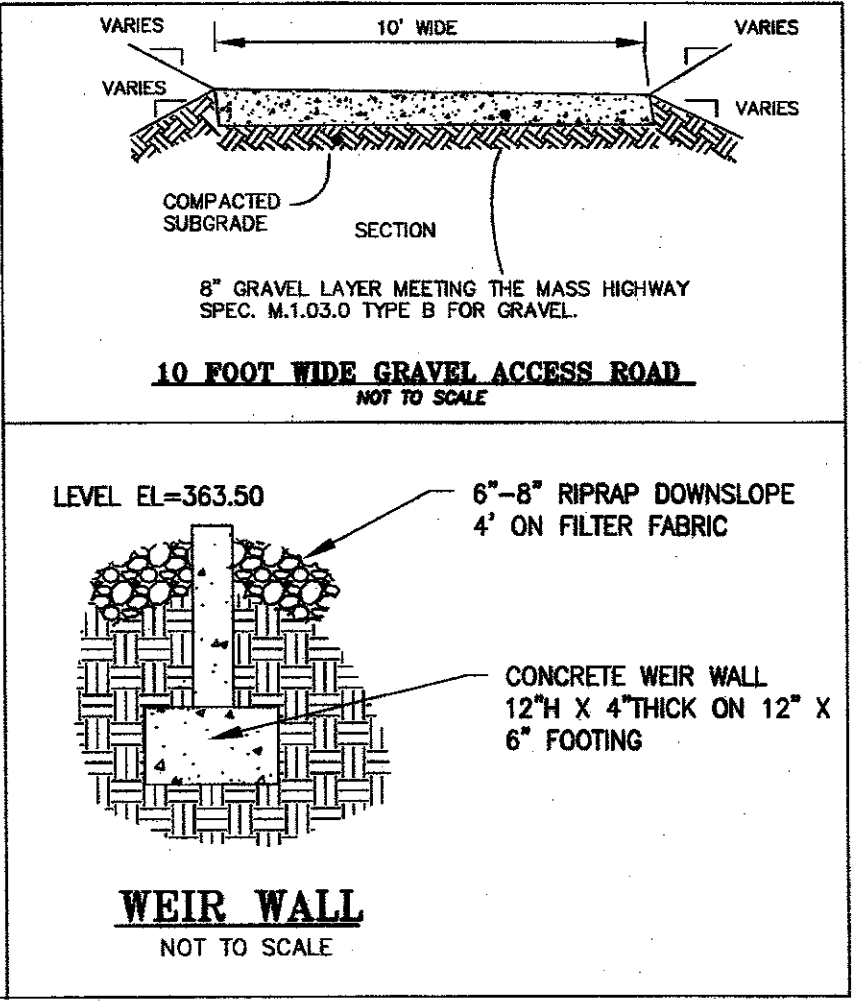
SEWER PROFILE
0+00 TO 2+33.93
SCALE: 1"=40' HORIZONTAL, 1"=4' VERTICAL

UTILITY NOTE:
1. COORDINATION WITH THE ELECTRIC COMPANY TO CONFIRM LOCATION AND SIZE SHALL BE ADDRESSED AT THE TIME OF CONSTRUCTION.
2. WATER TIE IN PER TOWN OF GRAFTON WATER DISTRICT REQUIREMENTS & PERMITS.



THE BASIN IS TO BE UTILIZED AS A TEMPORARY EMERGENCY SEDIMENTATION BASIN DURING CONSTRUCTION AND SHOULD BE LINED WITH 30 MIL PVC LINER OR APPROVED EQUAL DURING THIS PHASE. ONCE THE SITE IS STABILIZED, REMOVE ALL ACCUMULATED SEDIMENT IN THE BOTTOM OF THE BASIN ALONG WITH THE 30 MIL PVC LINER AND AN ADDITIONAL 18" OF SOIL BELOW THE DESIGN BASE ELEVATION. REPLACE WITH 12" OF CLEAN COARSE SAND AND GRAVEL FREE OF ORGANICS AND FINES ALONG WITH 6" OF LOAM AND SAND MIXTURE (SEE DETAIL ABOVE).

NOTE:
1. AREA BENEATH THE BASIN TO BE STRIPPED OF TOPSOIL AND SUBSOIL. REFER TO TEST PIT NOTED FOR ADDITIONAL INFORMATION.
2. BASIN TO BE REVIEWED BY ENGINEER TO ENSURE CONSTRUCTION IN COMPLIANCE WITH THE DESIGN PLANS.



0012/28/21

INITIAL SUBMITTAL

MH

4 OF 8

W-2658

DATE: 1-5-22

APPROVED DATE: GRAFTON PLANNING BOARD

SIGNATURE DATE: BEING A MAJORITY

LEGEND:

EXISTING STONEWALL

PROPOSED SILT FENCE

PROPOSED UNDER DRAIN

EXISTING TREELINE

PROPOSED SLOPED GRANITE CURB

PROPOSED VERTICAL GRANITE CURB

PROPOSED HEADWALL

PROPOSED FLARED END SECTION

PERC TEST

DEEP TEST HOLE

EXISTING

PROPOSED

CONTOUR

DRAIN LINE

WATER LINE

SEWER LINE

DRAINAGE MANHOLE

SEWER MANHOLE

CATCH BASIN

DBL. CATCH BASIN

FIRE HYDRANT

WATER VALVE

UTILITY POLE

POLE W/ LIGHT

WATER SHUT OFF

T.O.C.

B.F.

T.W.

S.L.

HDPE

PVC

MCC

VGC

TOP OF CONCRETE

BASEMENT FLOOR

TOP OF WALL

SLAB

HIGH DENSITY POLYETHYLENE PIPE

POLYVINYL CHLORIDE PIPE

MODIFIED CAPE COD BERM

VERTICAL GRANITE CURB

PROPOSED 6 FT. PVC FENCE

OWNER / APPLICANT

D&F AFONSO BUILDERS, INC.

189 MAIN STREET

MILFORD, MA 01757

UTILITIES

AND GRADING PLAN

AFONSO VILLAGE II

SINGLE FAMILY

ATTACHED DWELLINGS

SITE PLAN

IN

GRAFTON, MA

Guerriere & Halnon, Inc.

ENGINEERING & LAND SURVEYING

55 WEST CENTRAL ST

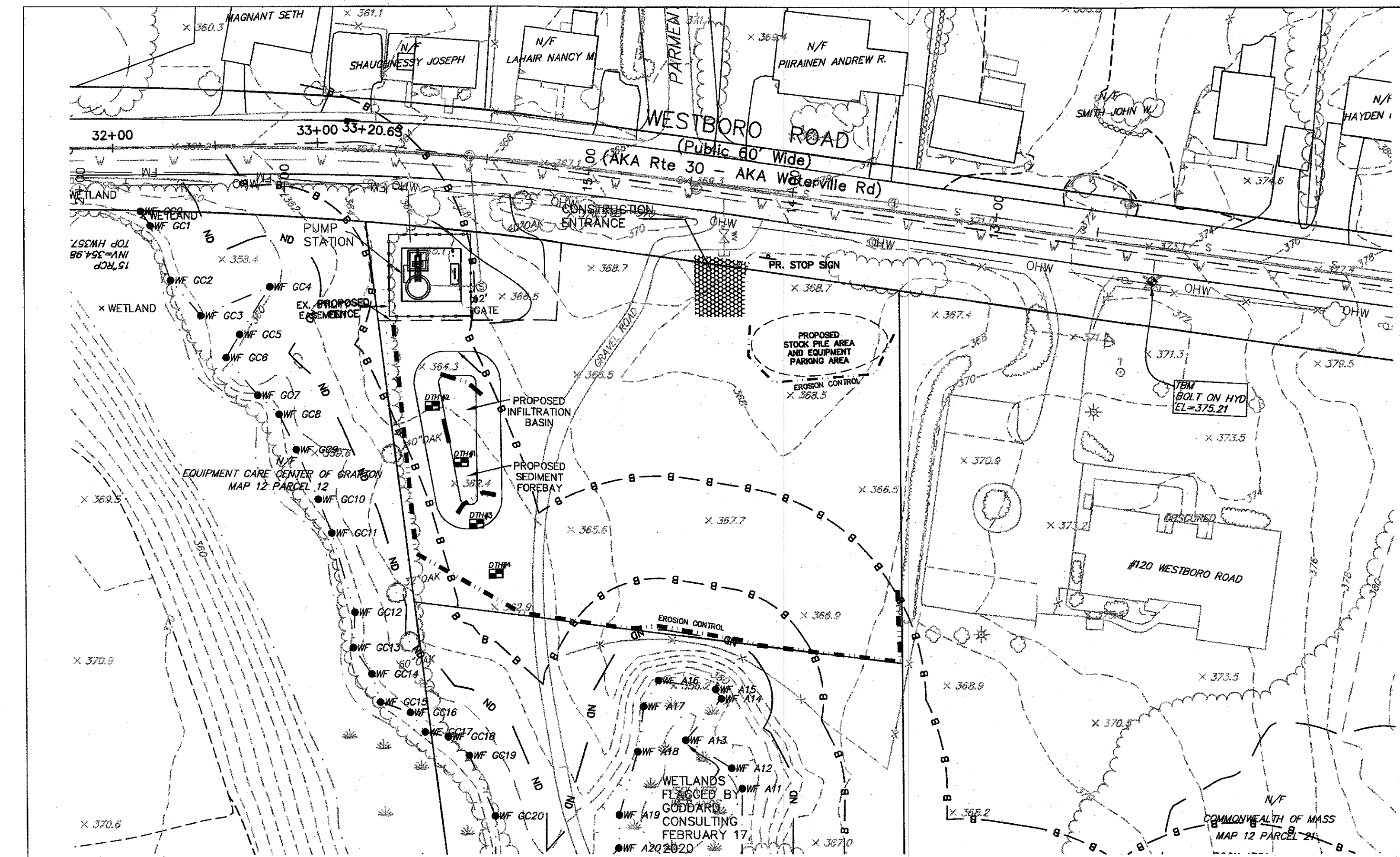
FRANKLIN, MA. 02038

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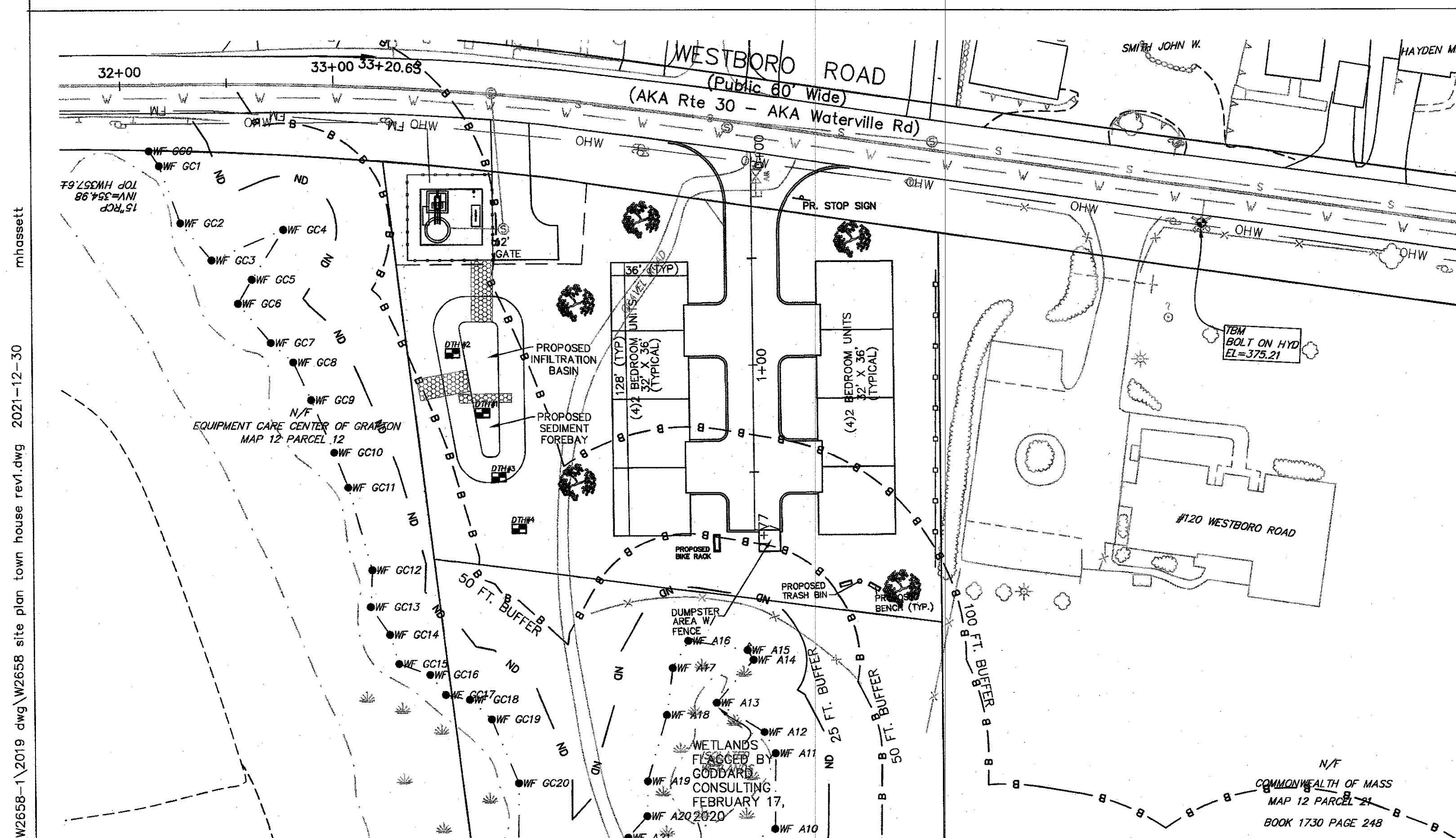
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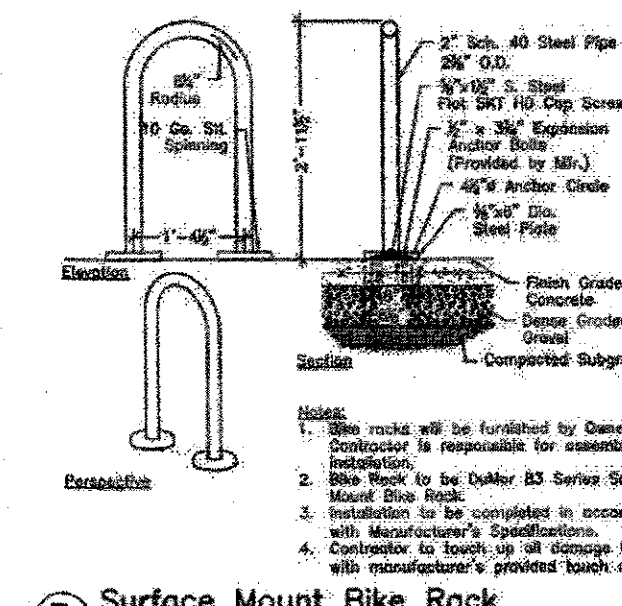
EROSION CONTROL
AS NOTED



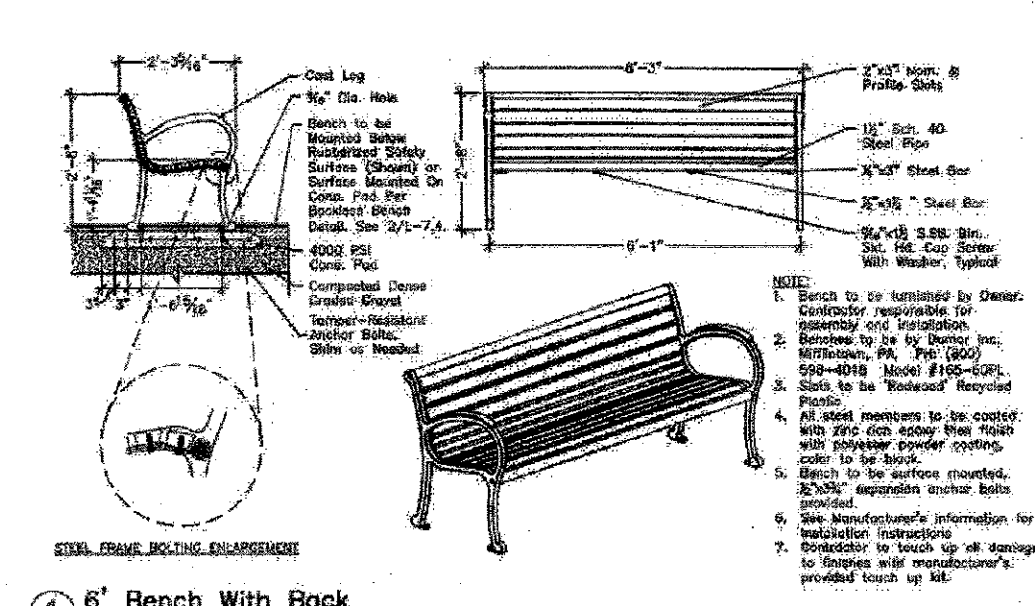
LANDSCAPING PLAN
AS NOTED

EROSION CONTROL NOTES:

1. RECORD ORDER OF CONDITIONS - THE SITE SUPERINTENDENT SHALL BE AWARE OF ALL THE CONDITIONS CONTAINED WITHIN THE ORDER INCLUDING INSPECTION SCHEDULES. INSTALL DEP FILE # SIGNS ON SITE.
2. PRIOR TO ANY WORK ON THE SITE INCLUDING TREE/BRUSH CLEARING, THE APPROVED LIMIT OF CLEARING AS WELL AS THE LOCATION OF THE PROPOSED EROSION CONTROL DEVICES (SUCH AS SILT FENCE/STRAW BALES, ETC.) MUST BE STAKED ON THE GROUND UNDER THE DIRECTION OF A MASSACHUSETTS REGISTERED PROFESSIONAL LAND SURVEYOR.
3. ALL SILTATION BARRIERS SHOWN ON THE PLANS WILL BE INSTALLED PRIOR TO ANY DISTURBANCE. MULCH SOCK BARRIERS WILL BE INSTALLED PER DETAILS ON THE EROSION CONTROL PLAN AND THE PROJECT ORDER OF CONDITIONS. EROSION CONTROLS TO BE INSPECTED BY THE GRAFTON CONSERVATION COMMISSION OR ITS APPROVED AGENT. EROSION CONTROLS MAY BE INSTALLED IN AREAS WHERE EROSION IS NOTED OR CAN BE ANTICIPATED DUE TO EVOLVING SITE CONDITIONS.
4. MULCH SOCKS, HAYBALES AND STAKES SHALL BE STORED ON SITE OUTSIDE OF JURISDICTIONAL AREAS TO BE USED IN CASE OF AN EMERGENCY (LARGE STORM).
5. SOIL STOCKPILE AREAS WILL BE PREPARED AS INDICATED ON THE PLAN. NECESSARY EROSION CONTROLS INCLUDING SILTATION BARRIERS WILL BE INSTALLED AS SHOWN ON THIS PLAN AND AS NEEDED.
6. SLOPE AREAS THAT WILL BE OPEN FOR LONGER THAN 14 DAYS SHALL BE LOAMED AND SEEDED OR STABILIZED. GRASS SHALL BE WATERED AS NEEDED.
7. TEMPORARY SEDIMENT BASINS SHALL BE CONSTRUCTED PRIOR TO MAJOR EARTH MOVING ACTIVITIES. MEASURES SUCH AS STONE BERMS, SWALES, HAY BALE DIKES, ETC. SHALL BE INSTALLED TO FACILITATE RUNOFF FLOW TOWARD THE TEMPORARY BASINS.
8. THE PROPOSED STORMWATER BASIN SHALL BE USED AS A TEMPORARY SEDIMENT BASIN DURING ROADWAY CONSTRUCTION. DURING CONSTRUCTION EXCAVATE THE POND TO 6" ABOVE FINISHED GRADE AND DO NOT INSTALL RIP RAP FOREBAY BERM. AFTER THE SITE IS STABILIZED, EXCAVATE THE POND TO FINISH GRADE, INSTALL FINISH GRADE MATERIAL AND INSTALL RIP RAP BERM.
9. THE CONTRACTOR SHALL BE RESPONSIBLE TO SCHEDULE ANY REQUIRED INSPECTIONS OF HIS/HER WORK.
10. EROSION CONTROLS SHALL BE INSPECTED ON A DAILY BASIS. EROSION CONTROLS SHALL BE MAINTAINED IN GOOD WORKING ORDER. IF REPAIR IS NECESSARY, THEY SHALL BE INITIATED WITHIN 24 HOURS OF REPORT.
11. BUILT UP SEDIMENT SHALL BE REMOVED FROM THE EROSION CONTROLS WHEN IT HAS REACHED 1/3 OF THE HEIGHT OF THE BARRIER, OR AS NECESSARY.
12. A COPY OF THIS CONSTRUCTION SEQUENCING AND PHASING PLAN SHALL BE AVAILABLE ON SITE FOR REFERENCE AT ALL TIMES.
13. ALL DISTURBED AREAS OUTSIDE OF LAWNS AREAS TO BE SEEDDED WITH A CONSERVATION SEED MIX.
14. DURING DRY PERIODS DUST CONTROL MEASURES SHOULD BE IMPLEMENTED. IRRIGATION IS COMMONLY USED AND AFFORDS FAST PROTECTION FOR HAUL ROADS AND OTHER HEAVY TRAFFIC ROADS. THE SITE IS SPRINKLED WITH WATER UNTIL THE SURFACE IS MOIST. REPEAT AS NEEDED. CALCIUM CHLORIDE CAN BE APPLIED AT A RATE THAT WILL KEEP THE SURFACE MOIST. APPLICATION RATES SHOULD BE STRICTLY IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFIED RATES.



5 Surface Mount Bike Rack
Scale: 1" = 1'-0"



6 Bench With Back
Scale: 1" = 1'-0"

PLANTING LEGEND

SYMBOL	NAME	SIZE	QUANTITY
	SHADE TREES: SUGAR MAPLE NORTHERN RED OAK REDMOND LINDEN PIN OAK WHITE ASH	4" MIN. 2.5" CAL.	5

ROBERT J. DUFF
No. 40707
CIVIL
REGISTERED
MASSACHUSETTS

DATE: 1-5-22

DATE: 00/12/28/21

APPROVED DATE: GRAFTON PLANNING BOARD

SIGNATURE DATE: BEING A MAJORITY

NOTE:
APPROX. AREA= 45,880±SF. (1.05ACS±)
BY-RIGHT 8 UNITS PER ACRE= 8 UNITS

NOTES
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OWNER / APPLICANT
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189 MAIN STREET
MILFORD, MA 01757

EROSION CONTROL
AND LANDSCAPING PLAN

AFONSO VILLAGE II

SINGLE FAMILY
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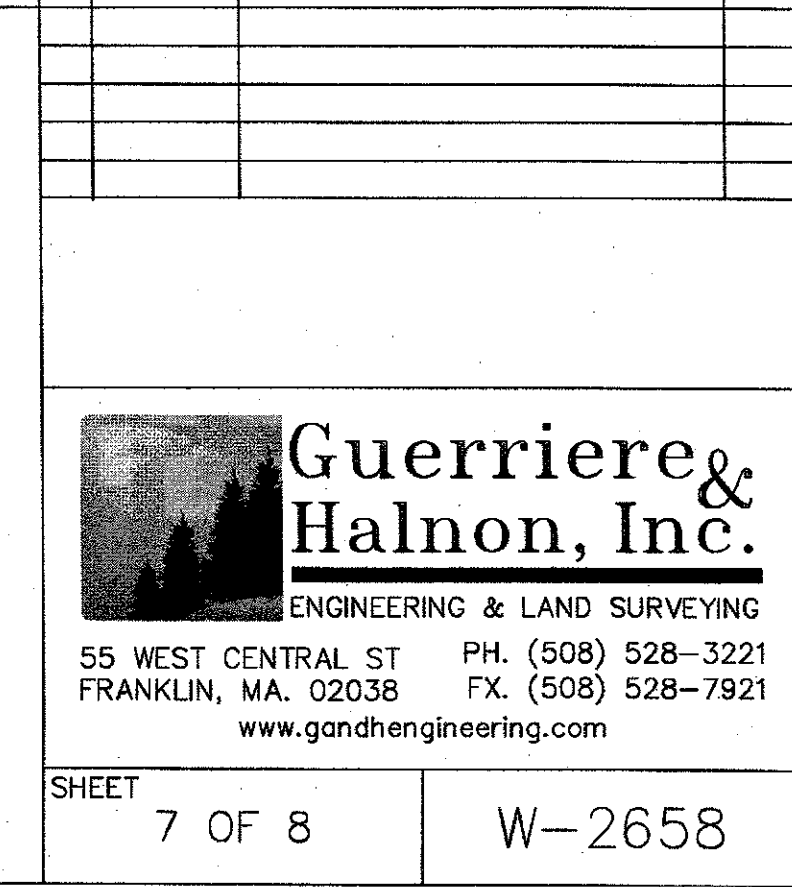
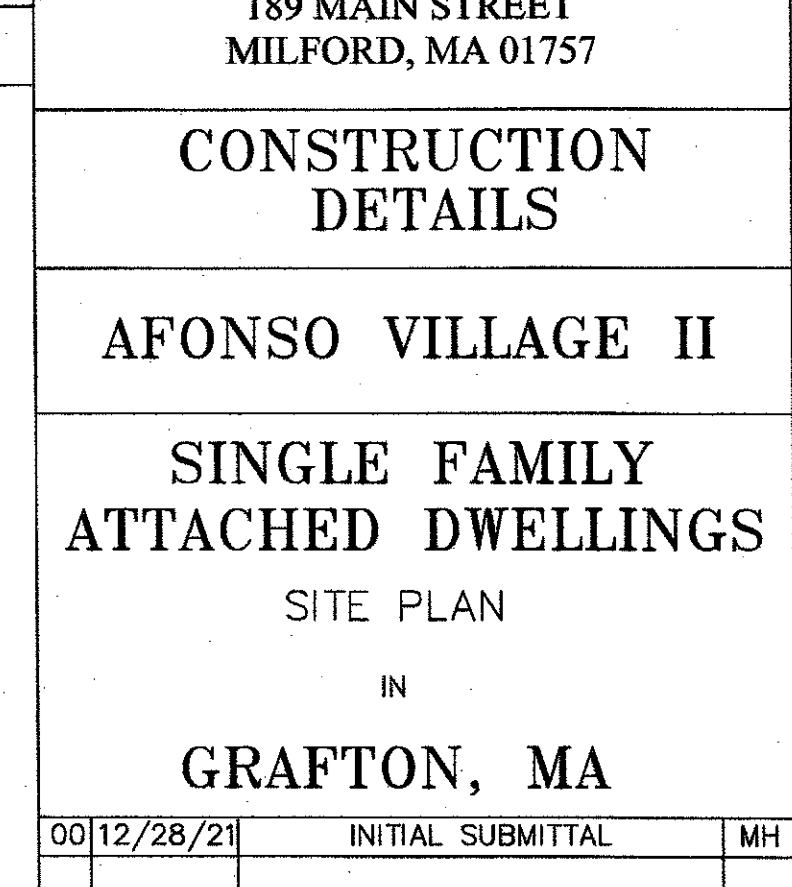
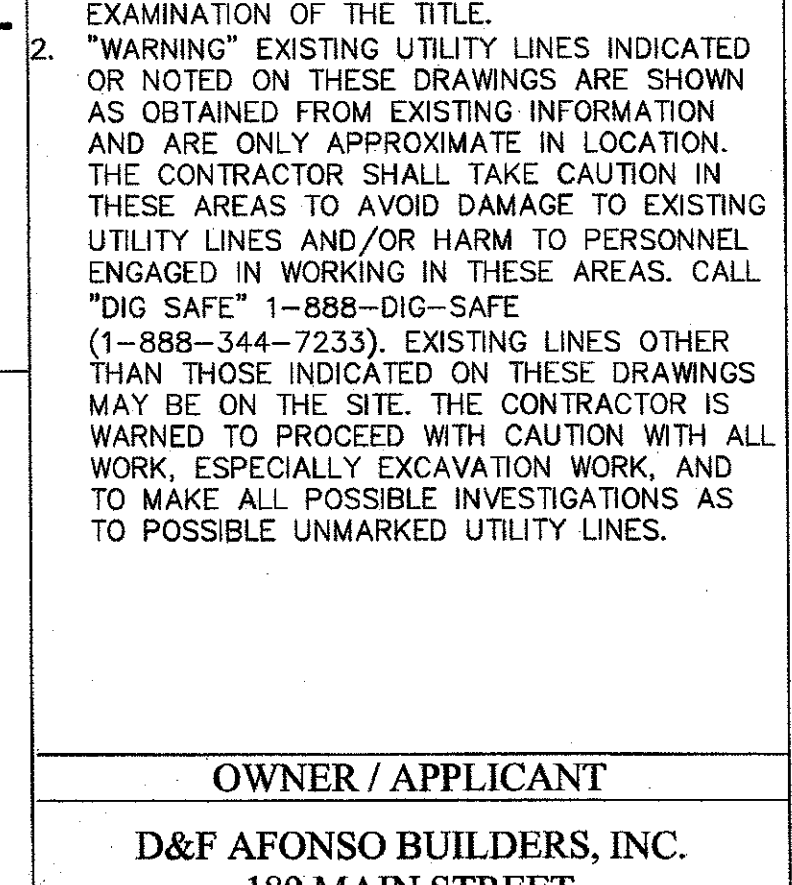
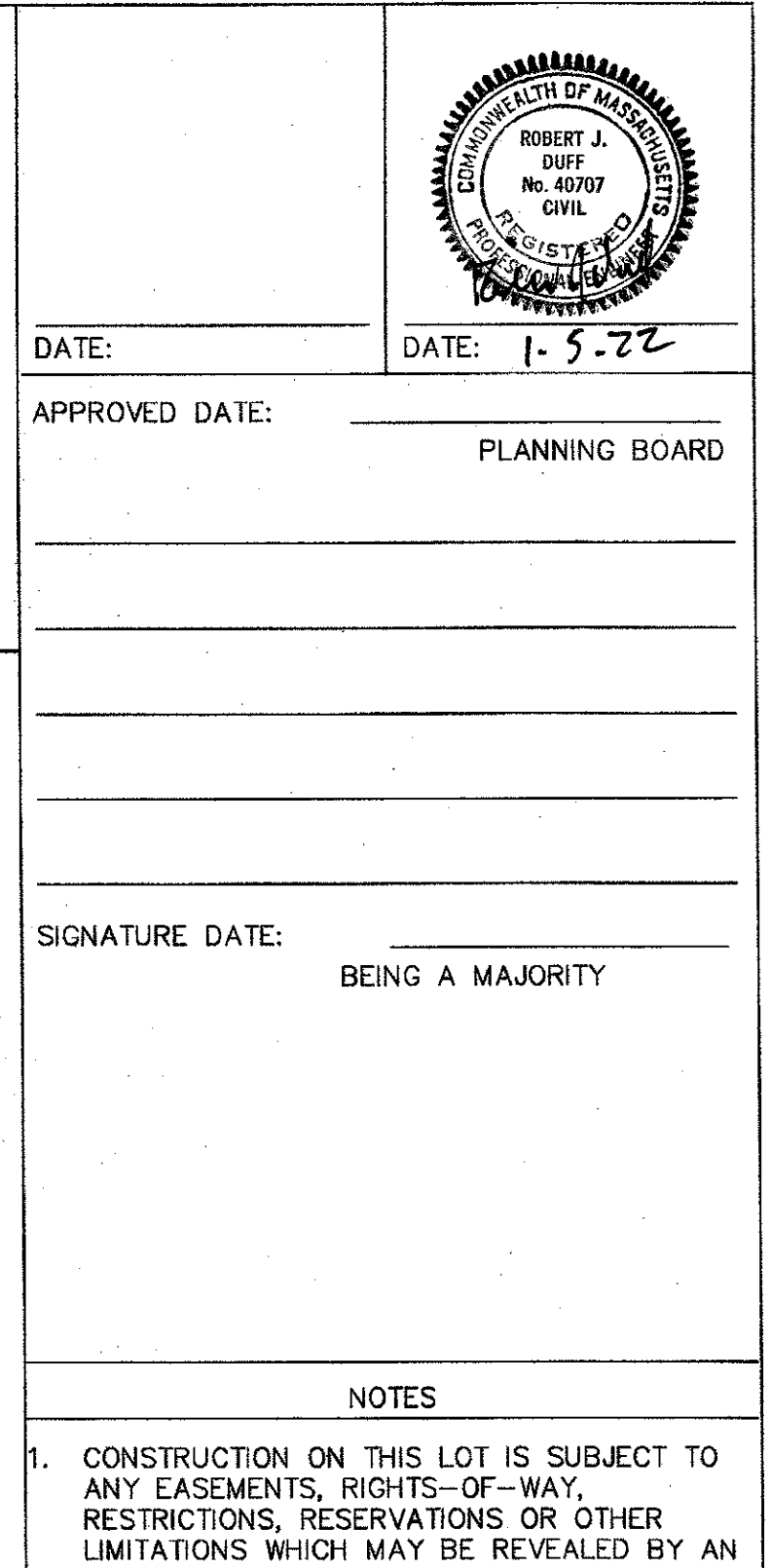
SITE PLAN
IN
GRAFTON, MA

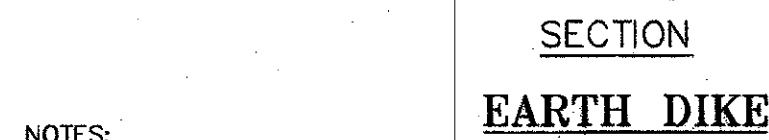
00/12/28/21 INITIAL SUBMITTAL MH

GRAPHIC SCALE: 1"=40'
0 10 20 30 40 50 75 100
5 10 15 20 30
FEET METERS

Guerriere & Halon, Inc.
ENGINEERING & LAND SURVEYING
55 WEST CENTRAL ST PH. (508) 528-3221
FRANKLIN, MA 02038 FX. (508) 528-7921
www.gandhengineering.com

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- NOTES:
- EARTH DIKE**
NOT TO SCALE
1. ALL WORK TO BE STAKED AND INSPECTED BY THE DESIGN ENGINEER.
 2. AREA UNDER THE EMBANKMENT AND ANY STRUCTURAL WORKS SHALL BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBJECTIONABLE MATERIAL.
 3. COMPACTED LOW PERMEABILITY FILL MATERIAL SHALL BE WELL GRADED, SILTY, GRAVELLY SAND WITH A MINIMUM OF 15% PASSING SIEVE #200, AND SHALL BE FREE OF STONES GREATER THAN 6" IN DIAMETER, ORGANIC MATTER, CONSTRUCTION DEBRIS, SNOW OR FROZEN SOIL. MATERIALS SHALL BE PLACED IN LAYERS NOT EXCEEDING 8" IN THICKNESS. SHALL BE COMPACTED BY CONTINUOUS PASSING OF ROLLERS, HAULING EQUIPMENT AND APPROPRIATE COMPACTORS. MINIMUM DEGREE OF COMPACTION SHALL BE 95% OF MAXIMUM DRY DENSITY AS SPECIFIED BY A.S.T.M. D 1556 C.
 4. THE EMBANKMENT WILL BE CONSTRUCTED TO THE DESIGN ELEVATION PLUS 0.5 FT. TO ALLOW FOR SETTLEMENT.
 5. S.C.S. APPROVED SEED MIX TO BE SPREAD AS SOON AS IS PRACTICAL TO MINIMIZE EROSION.

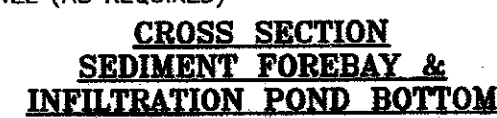


N.T.S.

NOTE:
ALL STRUCTURES SHALL BE SUITABLE FOR H-20
LOADING AND SHALL MEET THE REQUIREMENTS OF
ASTM C478.



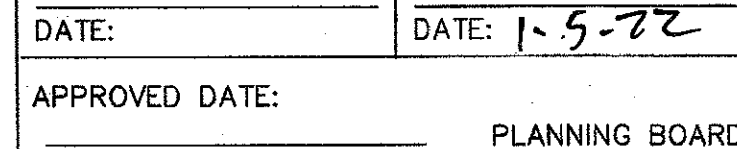
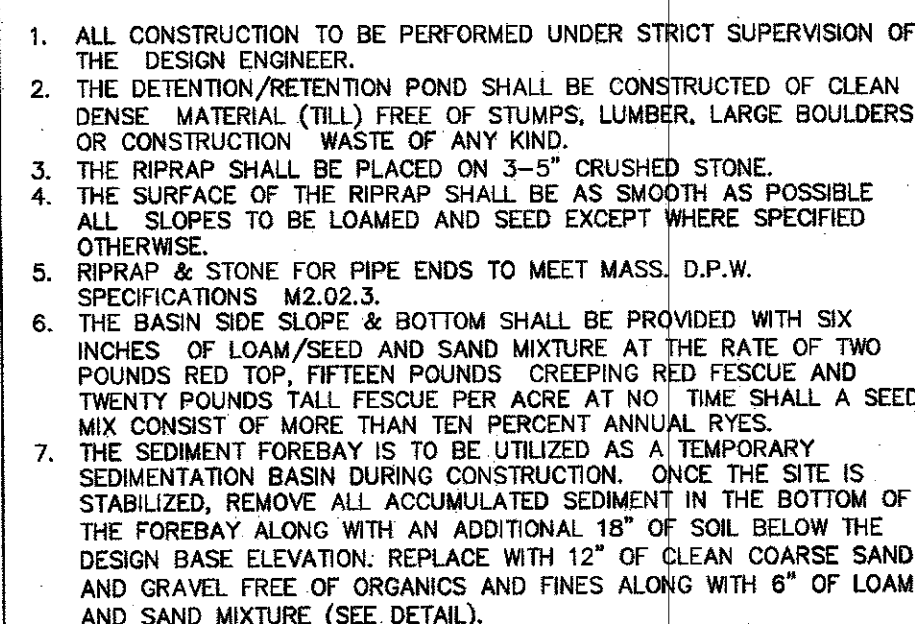
- NOTES:
1. FILTER MATERIAL BENEATH RIP RAP UNLESS BANK IS OF GRAVEL AND COURSE SAND MIX. (5" MIN. THICKNESS).
 2. MINIMUM WEIGHT OF STONE = 50 LBS.; MAXIMUM WEIGHT = 125 LBS.
 3. 75% OF TOTAL STONE VOLUME TO BE MIN. 75 LB. STONES.
 4. MINIMUM DEPTH OF RIP-RAP TO BE 18".



1. THERE ARE NO ESTIMATED OR PRIORITY HABITAT AREAS, AS DEFINED BY THE 2008 N.H.E.S.P. MAPS, WITHIN THE PROJECT AREA.
2. ALL STRUCTURES AND UTILITIES SHOWN ARE PROPOSED UNLESS OTHERWISE NOTED.
3. IT IS THE CONTRACTOR'S/DEVELOPER'S RESPONSIBILITY TO MAINTAIN EROSION CONTROL MEASURES DURING CONSTRUCTION AND THE SITE IS STABILIZED.
4. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF GRAFTON RULES AND REGULATIONS AND MASSACHUSETTS HIGHWAY STANDARD SPECIFICATIONS.
5. A MINIMUM OF 4" OF TOPSOIL IS TO BE REDISTRIBUTED ON SITE EXCEPT WITHIN ROADWAYS.
6. UNITS TO BE SERVICED BY TOWN WATER AND SEWER.

1. DRAINAGE PIPING TO BE HDPE.
2. MINIMUM PIPE SLOPE SHALL BE 0.005 FT/FT (0.50%).
3. MINIMUM PIPE DIAMETER SHALL BE 12 INCHES. UNLESS OTHERWISE SHOWN, ALL CATCH BASIN LATERALS SHALL BE 12 INCHES IN DIAMETER.

1. TAKE EVERY PRECAUTION TO MINIMIZE AND CONTROL EROSION WITHIN THE PROJECT AREA.
2. STOCKPILES OF EXCAVATED MATERIALS AND EXPOSED CUT AND FILL SLOPES SHALL BE KEPT TO MINIMUM GRADIENTS WHENEVER POSSIBLE. THESE AREAS SHALL BE PROTECTED WITH HAY, MULCH, GRASS SEED OR COMBINATION OF THE ABOVE TO SLOW DOWN THE RATE OF SURFACE RUN-OFF AND TO REDUCE THE VOLUME OF SUSPENDED SOLIDS IN THE RUN OFF WATER.
3. SILTATION BARRIERS SHALL BE STAKED IN PLACE DOWN GRADIENT FROM ALL EXPOSED AREAS OR MATERIAL STORAGE AREAS IN ORDER TO REDUCE THE AMOUNT OF SUSPENDED SOLIDS IN RUNOFF WATER. THE EXACT LOCATION OF THE SILTATION BARRIERS MAY VARY FROM THAT SHOWN ON THE PLANS AND MAY BE ADJUSTMENT IN THE FIELD AS WORK PROGRESSES. SEDIMENTATION BUILDUP OVER SIX INCHES IN DEPTH THAT ACCUMULATES BEHIND THE SILTATION BARRIERS SHALL BE REMOVED. BARRIERS SHALL BE CHECKED AFTER EVERY STORM AND AT REGULAR WEEKLY INTERVALS.
4. SILTATION BARRIER SHALL BE INSTALLED WITH WOODEN STAKES IN ACCORDANCE WITH MANUFACTURER DIRECTIONS. BOTTOM 6 INCHES OF FABRIC SHALL BE TOED IN OR BACKFILLED SO THAT TOP OF FABRIC SHALL BE 2 FEET 6 INCHES ABOVE FINISH GRADE.
5. ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE LOAMED (4" MIN.) AND SEEDED IN ORDER TO MINIMIZE DUST AND EROSION.
6. FILTER FABRIC IS TO BE PLACED UNDER ALL RIP-RAP AREAS SHOWN ON DESIGN PLANS.
7. EROSION CONTROL BARRIERS ARE TO BE PLACED PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITIES.
8. THE PROPOSED STORMWATER BASIN IS TO BE UTILIZED AS A SEDIMENTATION POND DURING CONSTRUCTION. IT IS TO BE CONSTRUCTED FIRST IN ORDER TO CONTROL/ PREVENT SILTATION FROM DISCHARGING FROM THE SITE AND/OR DISTURBING WETLAND AREAS.
9. ALL TEMPORARY SEDIMENT POND(S) AND SUMPS ARE TO BE MAINTAINED THROUGHOUT CONSTRUCTION, INSPECTED PRIOR TO AND AFTER STORM EVENTS AND CLEANED AS NEEDED.



SIGNATURE DATE: _____
BEING A MAJORITY

NOTES

1. CONSTRUCTION ON THIS LOT IS SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.
2. "WARNING" EXISTING UTILITY LINES INDICATED OR NOTED ON THESE DRAWINGS ARE SHOWN AS OBTAINED FROM EXISTING INFORMATION AND ARE ONLY APPROXIMATE IN LOCATION. THE CONTRACTOR SHALL TAKE CAUTION IN THESE AREAS TO AVOID DAMAGE TO EXISTING UTILITY LINES AND/OR HARM TO PERSONNEL ENGAGED IN WORKING IN THESE AREAS. CALL "DIG SAFE" 1-888-DIG-SAFE (1-888-344-7233). EXISTING LINES OTHER THAN THOSE INDICATED ON THESE DRAWINGS MAY BE ON THE SITE. THE CONTRACTOR IS WARNED TO PROCEED WITH CAUTION WITH ALL WORK, ESPECIALLY EXCAVATION WORK, AND TO MAKE ALL POSSIBLE INVESTIGATIONS AS TO POSSIBLE UNMARKED UTILITY LINES.

OWNER / APPLICANT

D&F AFONSO BUILDERS, INC.
189 MAIN STREET
MILFORD, MA 01757

CONSTRUCTION DETAILS

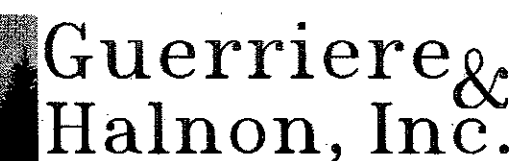
AFONSO VILLAGE II

SINGLE FAMILY
ATTACHED DWELLINGS

SITE PLAN

IN

GRAFTON, MA

[illegible]

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